



CITY OF SUN VALLEY

**REZONE APPLICATION**

ZMA 2021-01  
October 30, 2023

**GGLO**

SEATTLE | LOS ANGELES | BOISE



Client

**PROJECT**  
SV Community School: Sagewillow Campus Housing  
2023018  
1 Arrowleaf Road, Sun Valley, ID 83353

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**TABLE OF CONTENTS**

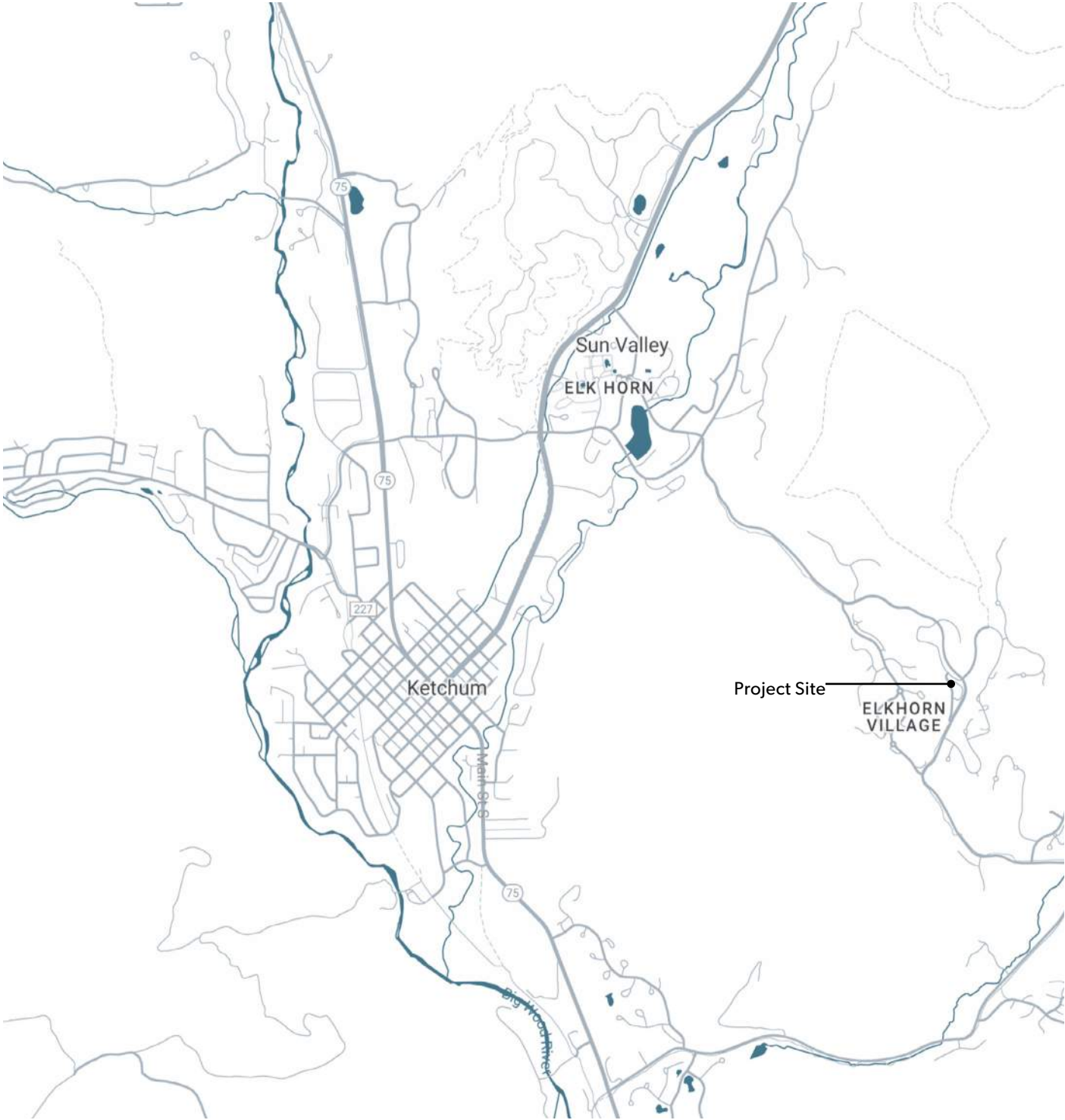
Project Data/ Proposed Zoning Breakdown	3
Existing Zoning Map	4
Comprehensive Plan Future Land Use Map	5
Proposed Zoning Map	6
Site and Circulation Map	7
Renderings	8-11

**APPENDICES**

Sun Valley Community School Project Narrative  
Traffic Study

**ATTACHMENTS**

Zoning Map Amendment Application  
Draft Development Agreement  
Arch D Size sheets



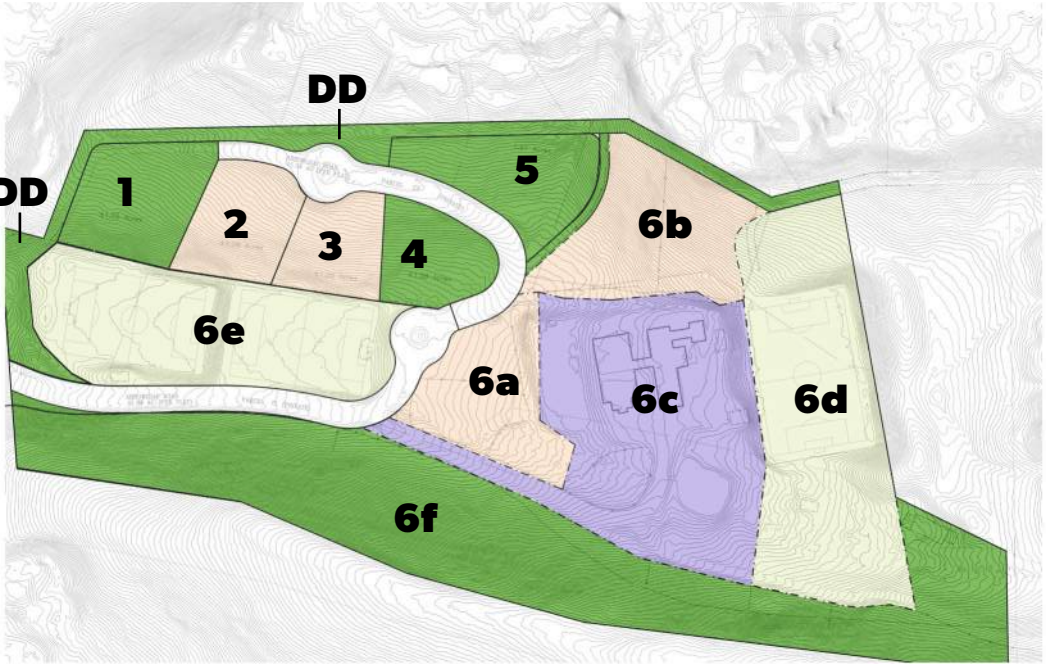
PROJECT DATA

Location: Elkhorn Ridge Sun Valley, ID

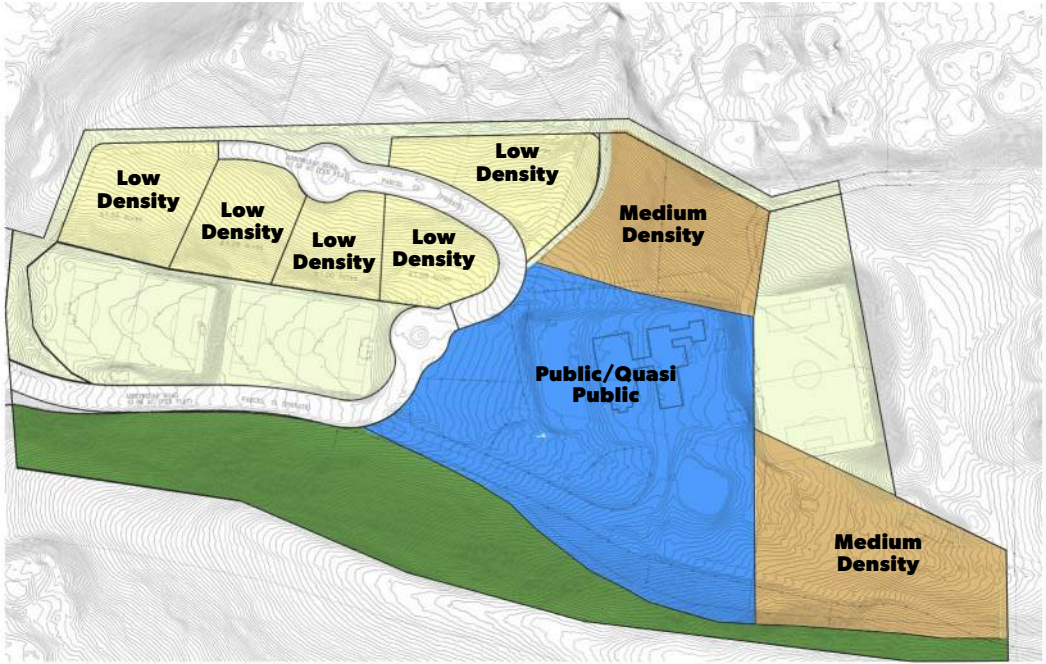
Building Code: IBC 2018

Zone(s): RM-1, OS, REC, PI

Parcel/Lot	Comprehensive Plan Designation	Requested Zoning Designation	Acreage
Arrowleaf Lots 2 & 3	Low Density Residential	Multi-Family Residential (RM-1)	+/- 2.26 Acres
Arrowleaf Lots 1, 4 & 5	Low Density Residential	Open Space (OS)	+/- 4.24 Acres
Sagewillow Lot 6a	Public/Quasi- Public	Multi-Family Residential (RM-1)	+/- 1.94 Acres
Sagewillow Lot 6b	Medium Density Residential	Multi-Family Residential (RM-1)	+/- 2.55 Acres
Sagewillow Lot 6c	Public/Quasi- Public	Public/Institutional (PI)	+/- 6.48 Acres
Sagewillow Lot 6d	Recreational	Recreational (REC)	+/- 4.70 Acres
Sagewillow Lot 6e	Recreational	Recreational (REC)	+/- 4.33 Acres
Sagewillow Lot 6f	Open Space	Open Space (OS)	+/- 10.14 Acres
Sagewillow Parcel DD	Recreational	Open Space (OS)	+/- 2.26 Acres



Proposed Zoning Map



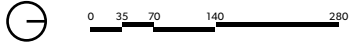
Comprehensive Plan



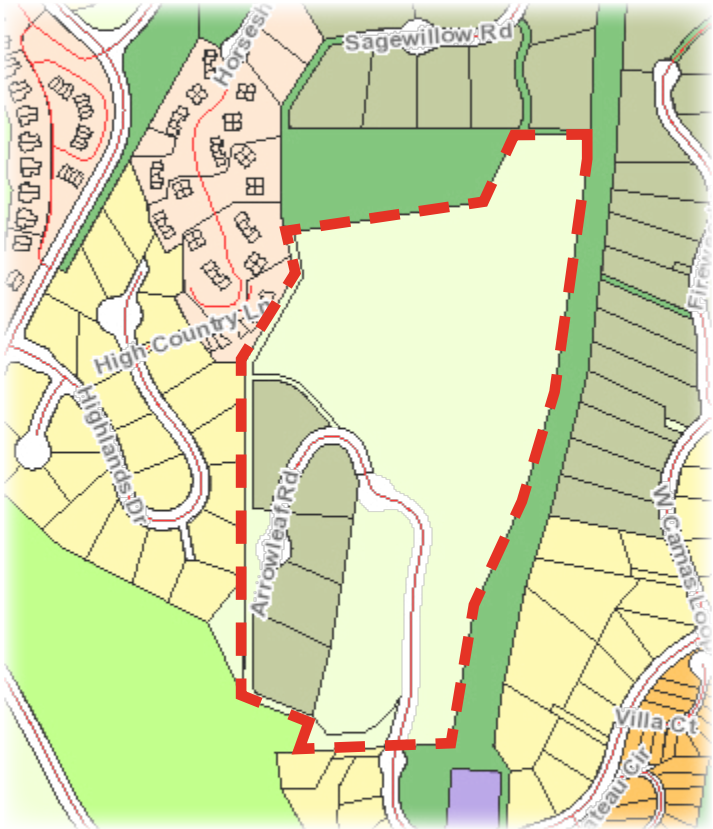




**SAGEWILLOW HOA  
PARCEL  
OS ZONING**  
(Per both City of Sun Valley  
existing and proposed Comp  
Plan Future Land Use Map)



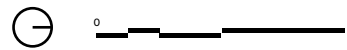
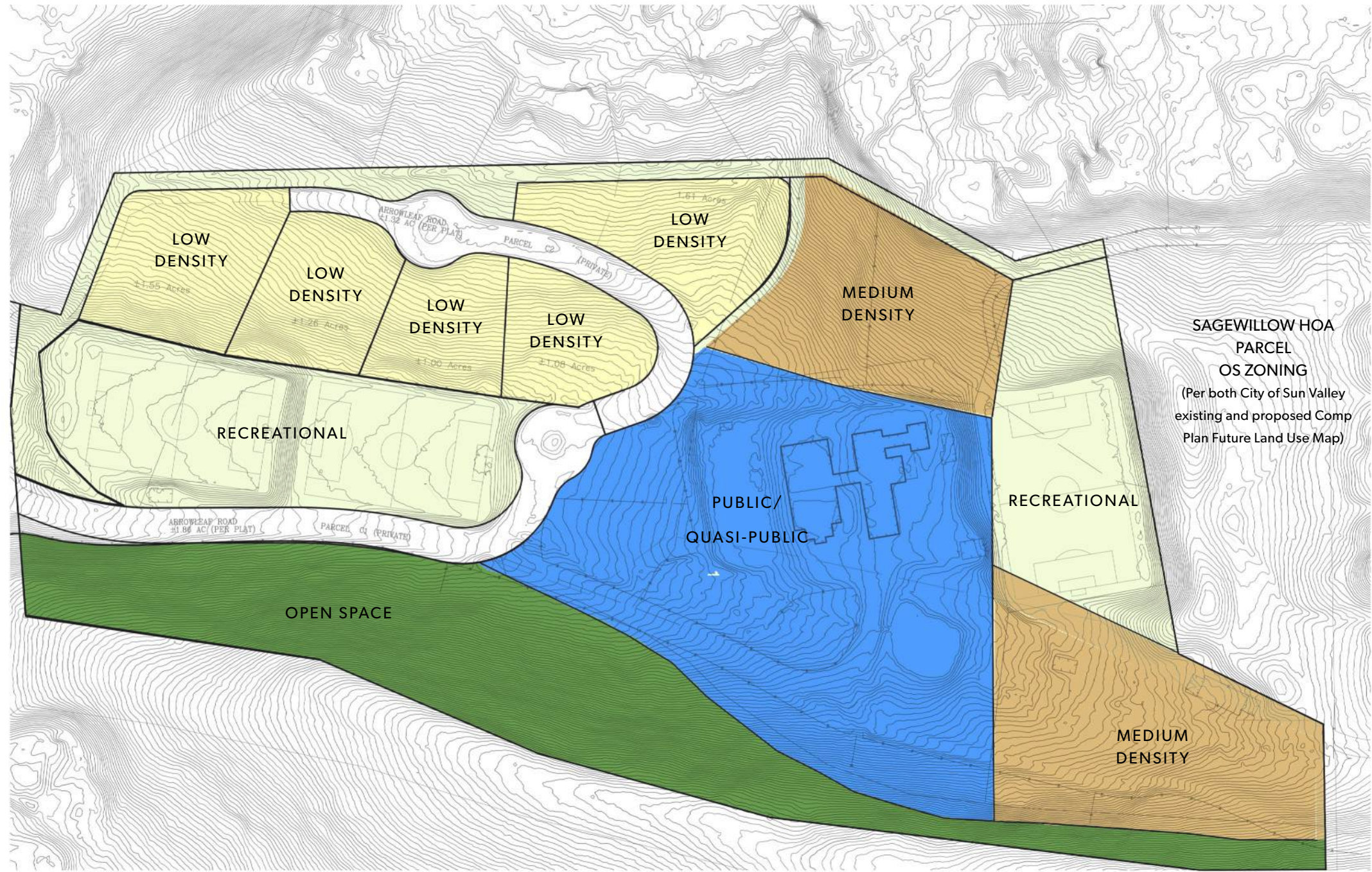
EXISTING ZONING



EXISTING ZONING VICINITY PLAN

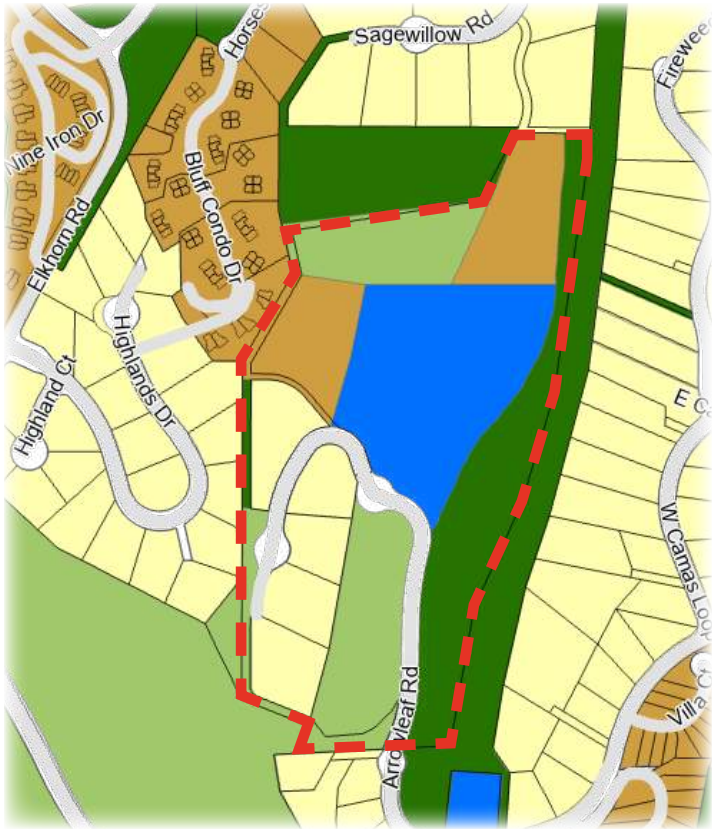
- RA (Rural Estate)
- OR-1 (Outdoor Recreation) - Obsolete
- Public / Quasi-Public Development Area
- RS-1 (Single-Family Residential)
- RS-2 (Cluster Single-Family Residential)  
7 Du/Acre, 8 Du/Acre Deed Restrictive
- RM-1 (Multiple-Family Residential)  
14 Du/Acre, 16 Du/Acre Deed Restrictive





2005 COMPREHENSIVE PLAN: FUTURE LAND USE

UPDATED 2015

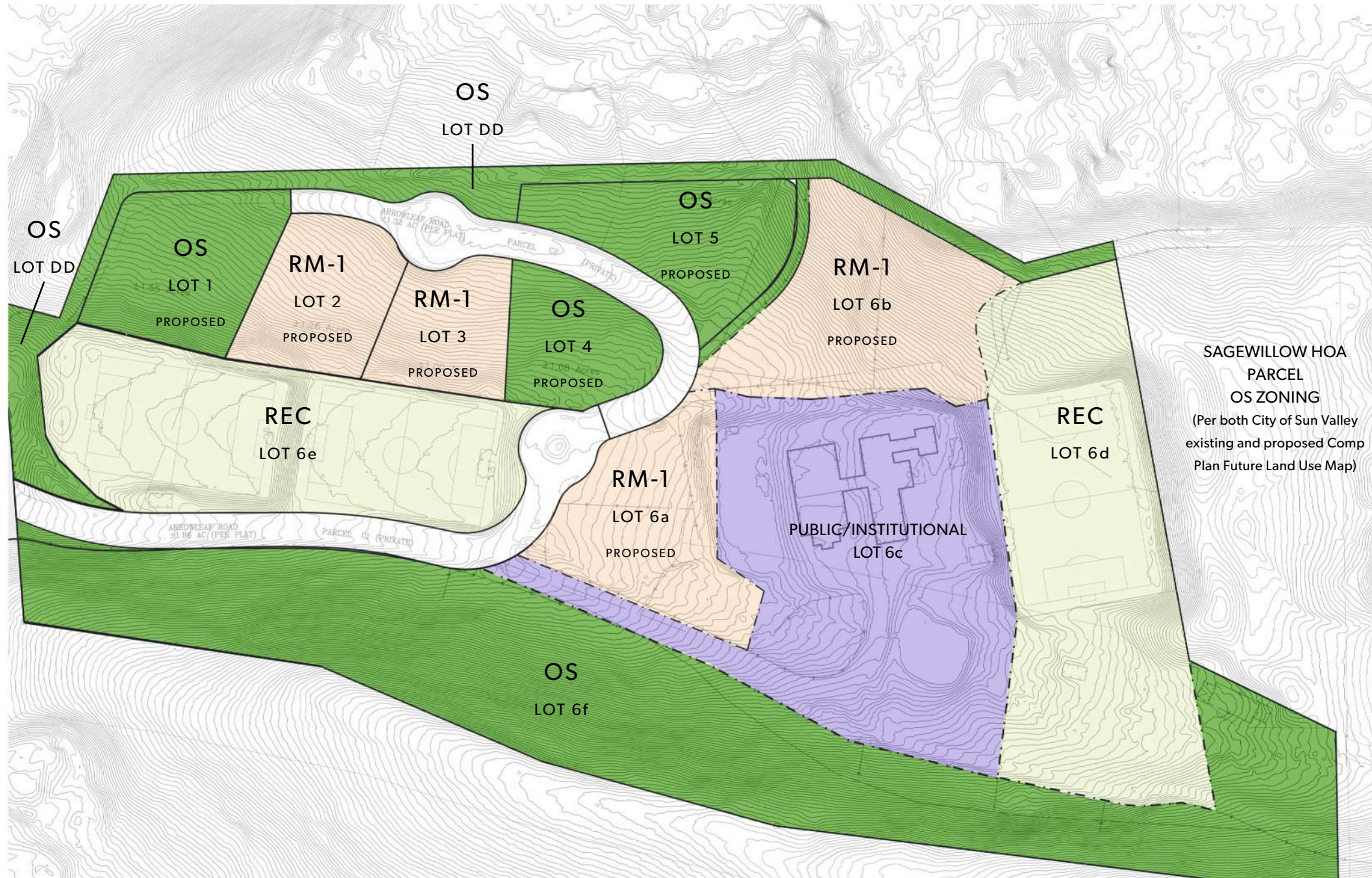


COMP VICINITY PLAN



- Public/Quasi-Public
- High Density Residential (up to 21 du/ac)
- Medium Density Residential (up to 14 du/ac)
- Low Density Residential (up to 4du/ac)
- Commercial
- Resort Commercial
- Recreational
- Open Space





## PROPOSED ZONING MAP

<b>LOT 1</b> Proposed Zone : OS (Open space) +/- 1.55 Acres	<b>LOT 6c</b> Proposed Zone : PI (Public/Institutional) +/- 6.48 Acres
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<b>LOT 2</b> Proposed Zone : RM-1 +/- 1.26 Acres Max Density : 17.64 DU (14 per Acre)	<b>LOT 6d</b> Proposed Zone : REC (Recreation) +/- 4.70 Acres
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<b>LOT 3</b> Proposed Zone : RM-1 +/- 1.00 Acres Max Density : 14 DU (14 per Acre)	<b>LOT 6e</b> Proposed Zone : REC (Recreation) +/- 4.33 Acres
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<b>LOT 4</b> Proposed Zone : OS (Open space) +/- 1.08 Acres	<b>LOT 6f</b> Proposed Zone : OS (Open space) +/- 10.14 Acres
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<b>LOT 5</b> Proposed Zone : OS (Open space) +/- 1.61 Acres	<b>PARCEL DD</b> Proposed Zone : OS (Open space) +/- 2.26 Acres
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**LOT 6a**  
Proposed Zone : RM-1  
+/- 1.94 Acres  
Max Density : 27.16 DU (14 per Acre)

**LOT 6b**  
Proposed Zone : RM-1  
+/- 2.55 Acres  
Max Density : 35.7 DU (14 per Acre)

RM-1 (Multi-Family Residential)	+/- 6.75 Acres
REC (Recreation)	+/- 8.92 Acres
OS (Open space)	+/- 16.63 Acres
PI (Public/Institutional)	+/- 6.48 Acres





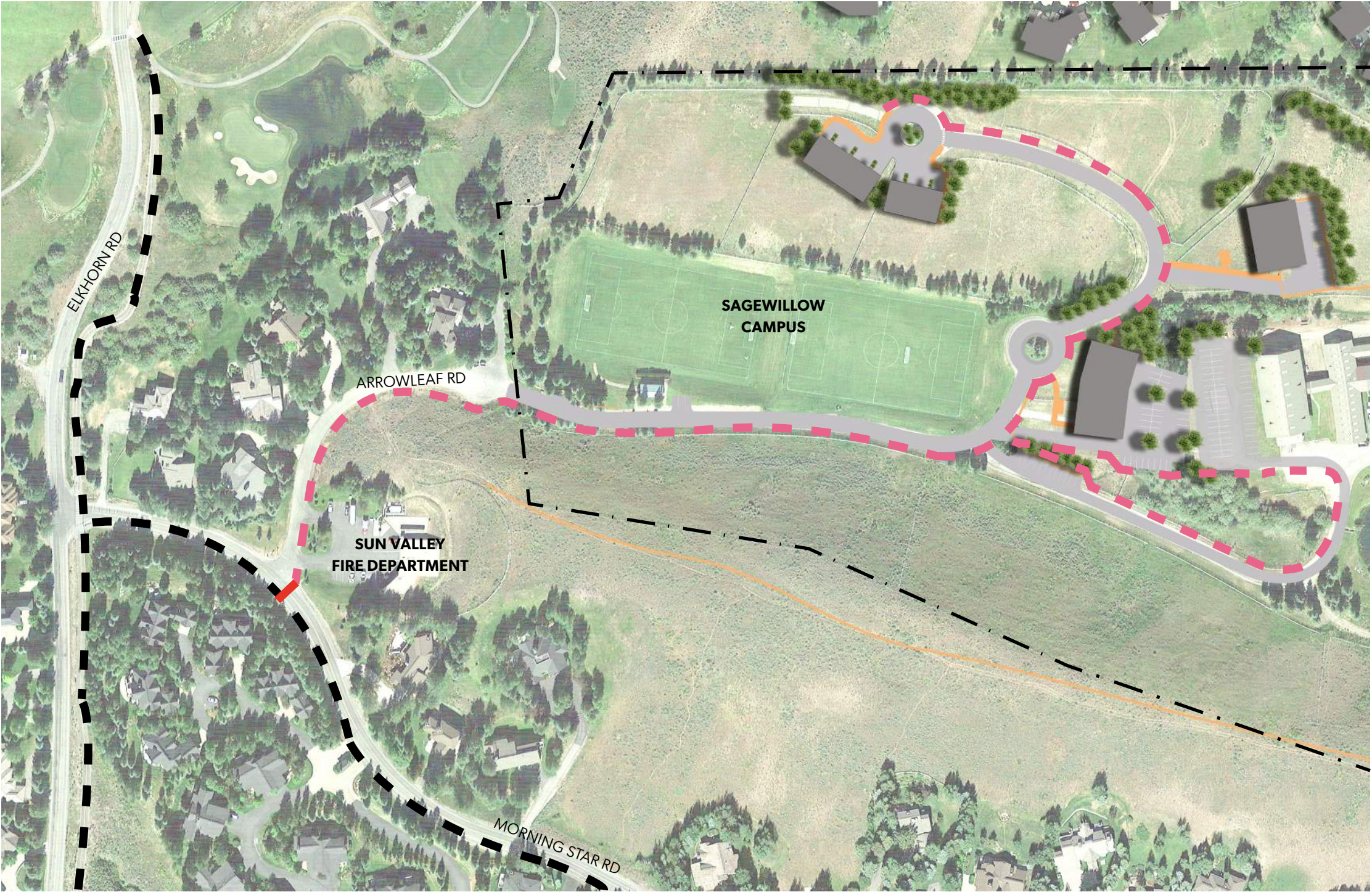


SITE AND TRAILS CIRCULATION MAP

- 1 10 Townhomes\*
  - 2 Upper Residential Building - 12 Units\*
  - 3 Lower Residential Building - 18 Units\*
  - A Remove existing portion of road
  - B Event Parking
  - C Rideshare Parking Area
- \* All Residential Buildings are proposed as 2 - Story

- Proposed Multi-use path
- Proposed Walkways
- Proposed Street Circulation
- Proposed Parcel Boundary
- 15' Setback





SITE AND TRAILS CIRCULATION MAP - VICINITY

- Proposed Walkways
- Proposed Multi-use path
- Proposed Crosswalk
- Existing Multi-use path















